

128.0

0002

0009.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,078,700 / 1,078,700  
USE VALUE: 1,078,700 / 1,078,700  
ASSESSED: 1,078,700 / 1,078,700
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
31-33		MENOTOMY RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: ZEVITAS NICHOLAS J & JENNIE	
Owner 2:	
Owner 3:	

Street 1: 31 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3596 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5962.000	594,000	5,600	479,100	1,078,700		82760
							GIS Ref
							GIS Ref
							Insp Date
							05/19/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	594,000	5600	5,962.	479,100	1,078,700		Year end	12/23/2021
2021	104	FV	566,700	5600	5,962.	479,100	1,051,400		Year End Roll	12/10/2020
2020	104	FV	566,900	5600	5,962.	479,100	1,051,600	1,051,600	Year End Roll	12/18/2019
2019	104	FV	430,700	5600	5,962.	449,100	885,400	885,400	Year End Roll	1/3/2019
2018	104	FV	430,700	4900	5,962.	371,300	806,900	806,900	Year End Roll	12/20/2017
2017	104	FV	403,600	4900	5,962.	341,400	749,900	749,900	Year End Roll	1/3/2017
2016	104	FV	403,600	4900	5,962.	311,400	719,900	719,900	Year End	1/4/2016
2015	104	FV	359,100	4900	5,962.	305,400	669,400	669,400	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	631-44		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/1995	633	Manual	1,200					REPLACE PORCH

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/19/2018	Inspected	HS	Hanne S
4/24/2018	MEAS&NOTICE	CC	Chris C
2/5/2009	Meas/Inspect	345	PATRIOT
4/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>																																																																																																																					
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average																																																																																																																														
Sty Ht:	2T - 2 & 3/4 Sty			A Bath:		Rating:																																																																																																																															
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																																																																																																																															
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																																															
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																																															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																																															
Sec Wall:		%		OthrFix:		Rating:																																																																																																																															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																																																																																																																																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																																																																																																																														
Color:	GREY			A Kits:		Rating:																																																																																																																															
View / Desir:				Fpl:		Rating:																																																																																																																															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																																																																																																																															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																																																																																																																																	
Year Blt:	1925	Eff Yr Blt:		Location:																																																																																																																																	
Alt LUC:		Alt %:		Total Units:																																																																																																																																	
Jurisdct:		Fact:		Floor:																																																																																																																																	
Const Mod:				% Own:																																																																																																																																	
Lump Sum Adj:				Name:																																																																																																																																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>																																																																																																																					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL																																																																																																																						
Prim Int Wal	2 - Plaster			Functional:			%	Interior:				1	5	2	M																																																																																																																						
Sec Int Wall:		%		Economic:			%	Additions:				1	7	3	1																																																																																																																						
Partition:	T - Typical			Special:			%	Kitchen:																																																																																																																													
Prim Floors:	3 - Hardwood			Override:			%	Baths:																																																																																																																													
Sec Floors:	4 - Carpet	50%		Total:	26.4	%		Plumbing:																																																																																																																													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:																																																																																																																													
Subfloor:				Basic \$ / SQ:	180.00	<b>COMPARABLE SALES</b>				Heating:																																																																																																																											
Bsmnt Gar:				Size Adj.: 0.94199109		Rate	Parcel ID	Typ	Date	Sale Price	General:																																																																																																																										
Electric:	3 - Typical			Const Adj.: 0.98500049																																																																																																																																	
Insulation:	2 - Typical			Adj \$ / SQ: 167.015																																																																																																																																	
Int vs Ext:	S			Other Features: 121500																																																																																																																																	
Heat Fuel:	1 - Oil			Grade Factor: 1.00																																																																																																																																	
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																																																																																																																																	
# Heat Sys:	2			NBHD Mod:																																																																																																																																	
% Heated:	100	% AC:		LUC Factor: 1.00																																																																																																																																	
Solar HW:	NO	Central Vac:		Adj Total: 807063		WtAv\$/SQ:		AvRate:		Ind.Val																																																																																																																											
% Com Wal		% Sprinkled		Depreciation: 213065		Juris. Factor:			Before Depr:	167.02																																																																																																																											
				Depreciated Total: 593999		Special Features: 0			Val/Su Net:	106.07																																																																																																																											
						Final Total: 594000			Val/Su SzAd:	165.18																																																																																																																											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																																																																																																									
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																				
3	Garage	D	Y	1 19X20		A	AV	1925	21.58	T	40	104			4,900		4,900																																																																																																																				
19	Patio	D	Y	1 11X16		A	AV	2000	4.38	T	15.2	104			700		700																																																																																																																				
More: N				Total Yard Items:				5,600	Total Special Features:							Total:	5,600																																																																																																																				
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																<p>The sketch shows a rectangular property with a total width of 26' and a depth of 32'. The front facade is 26' wide and 28' deep. The rear portion is 26' wide and 17' deep. The property is divided into several rooms: a large living room (26' x 17'), a dining room (13' x 11'), a kitchen (11' x 11'), a breakfast room (8' x 11'), a sunroom (11' x 11'), a bathroom (6' x 8'), a laundry room (6' x 8'), a garage (11' x 16'), and a carport (11' x 16'). A central hall connects the rooms. The property also includes a front porch (11' x 11') and a back porch (11' x 11'). The sketch uses abbreviations like EFP, STG, SFL, FFL, BMT, and TQS to label different areas.</p>																																																																																																																					
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